

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name FRANK D. WOLCOTT HOUSEother names/site number 155-2660-0943

2. Location

street & number 100 WEST 20TH AVENUE ☐ not for publicationcity or town HUTCHINSON ☐ vicinitystate KANSAS code KS county RENO code 155 zip code 67501

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Ramon Powers STATE HISTORIC PRESERVATION OFFICER, MARCH 22, 1994
Signature of certifying official/Title Date

KANSAS STATE HISTORICAL SOCIETYState of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☐ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the National Register
☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain): _____

Signature of the Keeper

Date of Action

FRANK D. WOLCOTT HOUSE
Name of Property

RENO INTY, KANSAS
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing
1	
	buildings
	sites
	structures
	objects
1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

**Number of contributing resources previously listed
in the National Register**

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

Current Functions
(Enter categories from instructions)

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY

AMERICAN MOVEMENTS: Bungalow/ Craftsman

Materials
(Enter categories from instructions)

foundation BRICK

walls BRICK

WOOD: Weatherboard

roof OTHER: Composition

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

ARCHITECTURAL

Period of Significance

1919

Significant Dates

1919

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

PEUGH, CURTIS (BUILDER)

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository:

FRANK D. WOLCOTT HOUSE

Name of Property

RENO COUNTY, KANSAS

County and State

10. Geographical DataAcreage of Property LESS THAN ONE ACRE**UTM References**

(Place additional UTM references on a continuation sheet.)

1	1	4	5	9	3	5	6	0	4	2	1	4	5	7	0
Zone	Easting			Northing											
2															

3															
Zone	Easting			Northing											
4															

☐ See continuation sheet**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared Byname/title LINDA LAIRD, ASSISTANT CITY PLANNERorganization CITY OF HUTCHINSONdate MARCH 22, 1994street & number P. O. BOX 1567telephone 316-694-2639city or town HUTCHINSONstate KANSASzip code 67504**Additional Documentation**

Submit the following items with the completed form:

Continuation Sheets**Maps**A **USGS map** (7.5 or 15 minute series) indicating the property's location.A **Sketch map** for historic districts and properties having large acreage or numerous resources.**Photographs**Representative **black and white photographs** of the property.**Additional items**

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name MR. AND MRS. JAMES CASEYstreet & number 100 WEST 20TH AVENUE

telephone _____

city or town HUTCHINSONstate KANSASzip code 67501

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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DESCRIPTION

The Frank D. Wolcott House (c. 1919) is located at 100 West 20th Avenue in Hutchinson, Reno County, Kansas (pop. 39,308). The two-story, brick and frame Craftsman bungalow is surmounted by a side gabled roof and stands on a brick foundation. Centrally located, paired dormers pierce the north and south roof elevations. The building maintains a southern facade orientation, measuring 59 feet from east to west and 42 feet from north to south. The house is centrally located on a large, irregularly shaped, double corner lot on the northwest corner of West 20th Avenue and Washington Street. The house is one of the earliest residences built in the Hyde Park subdivision, a subdivision designed by Hare and Hare Landscape Architects of Kansas City, Missouri.

Variegated brown brick composes the lower level of the house, narrow lap siding with end boards is employed for its upper body. A wooden belt course runs above the first level windows, it is repeated on the side elevations above the second level windows. Broad, overhanging eaves with exposed rafters at the gable ends extend at the upper story. A two-story wing projects from the western wall of the house. The extension is covered with narrow lap siding with end boards.

A one-story wooden porch with Colonial Revival detailing accents the central entry bay of the house, this stands on a brick foundation. The porch is supported by paired and triple wooden columns and wooden railing. The roof is flat with a balustrade extending between broad wooden piers. At one time, the railing extended between this porch and the eastern porch. The yet extant wooden floor runs from the screened-in porch to the front-entry porch. A wooden door flanked by sidelights provides entry into the main hall of the house. A screened-in, one-story wooden porch with Colonial Revival detailing projects from the eastern elevation, this stands on a brick foundation. Two sets of French doors provide access from the porch into the living room.

A one-story, frame, gable roofed, two-car garage projects from the northern elevation, this was constructed in c. 1970 after the original garage burned. A brick chimney punctures the roof line on the eastern portion of the southern slope. A second chimney punctures the roof of the east dormer on the north facade.

The southern facade is fenestrated by 1/1 single, double, and triple wooden frame windows. The triple windows over the entry form a slight bay. The paired, centrally located dormers with broadly projecting eaves and exposed rafters display triple, 1/1 wooden frame windows.

Asymmetrically grouped, wooden frame windows fenestrate the northern elevation. Four, 1/1 windows with concrete sills and three, 1/1 windows forming a slight bay fenestrate the first level. A group of three, 1/1 windows fenestrate the second level. A six-step, concrete stoop followed by a brick stop capped with concrete provide advance to the house.

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The western elevation is comprised of three projecting gables, one at the north end above the first floor, one above the second floor of the wing and one above the roof of the main structure. The fenestration consists of two sets of triple grouped, 1/1 wooden frame windows on the first floor and a quadruple grouping on the second floor, a triple grouping at both levels on the south elevation of the wing, and a pair at the first and a single at the second levels of the main structure.

The eastern elevation is comprised of asymmetrically located windows and doors at both levels. A pair of 1/1 wooden frame windows pierce the gable. Single, 1/1 wooden frame windows pierce both levels.

The interior plan of the house consists of a central staircase with room on each side. Colonial Revival and Craftsman inspired woodwork is found throughout the house. All of the hinges and door fixtures have an ornate wheat pattern, and are believed to have been salvaged from the original Wolcott home after it burned in 1918. The black marble fireplace in the sitting room is also believed to have been salvaged from the original house. An elevator, installed in 1945, runs from the finished basement to the finished attic. Some original Wolcott furniture remains in the house.

The Frank D. Wolcott House maintains a high degree of architectural and structural integrity. The only significant modifications to the house are the enclosure of a rear porch when the kitchen was modernized, and the construction of the attached garage, which was constructed in the 1970s following the fire that burned the original garage. The outside entry to the basement was closed at that time and an interior entry was constructed to enable to completion of the basement as a work space and family room. A rare black and white oak tree grows in the yard, its acorns and seedlings are provided to the State Forester at Kansas State University.

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SIGNIFICANCE

The Frank D. Wolcott House (c. 1919) is being nominated to the National Register under criterion C for its architectural significance as a Craftsman style bungalow. The house is one of the few remaining Craftsman bungalows with Colonial Revival detailing to be built in Hutchinson during the first quarter of the twentieth century. The residence maintains a high degree of architectural integrity. Additionally, the house is one of the earliest residences built in the Hyde Park subdivision, a subdivision designed by Hare and Hare Landscape Architects of Kansas City, Missouri.

The house was constructed for Dora Richardson Wolcott and Frank D. Wolcott in 1919, following the destruction of their first home in 1918. The new residence, utilizing some of the material saved from the fire, was built in the newly developing Hyde Park neighborhood.

Frank D. Wolcott was active in civic affairs, although he never ran for public office. He was a director of the Citizens Bank of Hutchinson and served two different terms as its vice-president. He was active in commercial real estate development, owning property and building commercial structures in downtown Hutchinson and outlying areas. Esther Richardson, Dora's mother, lived with the family. She is noted as one of Hutchinson's best known and most influential school teachers, and was a notable factor in the development of the social and cultural life of the community.

Curtis Peugh, a contractor active in Hutchinson during the first half of the twentieth century, designed and built the Wolcott House. Peugh moved to Hutchinson in 1910, and is responsible for the construction of several residences in the Hyde Park neighborhood. He was a developer and builder of the Countryside subdivision in north Hutchinson. The total value of Hutchinson custom homes built by Peugh amounted to \$4 million dollars. Peugh was also the contractor for Trinity Methodist Church and the Prairie Dunes Country Club. Peugh's other business activities included owning Millcraft Manufacturing Company and organizing and serving on the board of directors of First Federal Saving and Loan and Mitchner Investment Company.

The Frank D. Wolcott House is a finely crafted example of the popular early twentieth century Craftsman bungalow style with Colonial Revival detailing. The two-story, brick and frame Craftsman bungalow is surmounted by a side-gabled roof and stands on a brick foundation. Centrally located, paired dormers pierce the north and south roof elevations. Variegated brown brick composes the lower level of the house, narrow lap siding with end boards is employed for its upper body. Broad, overhanging eaves with exposed rafters at the gable ends extend at the upper story.

"An American classic, bungalows were built by the thousand all over the continent in a huge variety of configurations and exterior finishes.....The bungalow, like other simple but functional houses, was subject to variations such as the California, the Swiss, the Colonial, Tudor and others

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according to locale and fashions of the time.....The bungalow began to give way in the 1920s to modest houses in specific revival styles, like Spanish Colonial or English Tudor, and finally expired in the depression." (Blumenson, 1981, p. 71)

About one-third of Craftsman houses have side-gabled roofs such as found on the Wolcott House. "Most are one-and-a-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states." (McAlester, 1984, p. 453)

The Wolcott residence remained in the family until the late 1960s. It was subsequently sold in 1977 and remains as a single family home.

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SELECTED BIBLIOGRAPHY

Blumenson, John J.-G. Identifying American Architecture: A Pictorial Guide to Styles and Terms, 1600-1945. (Nashville: AASLH, 1981).

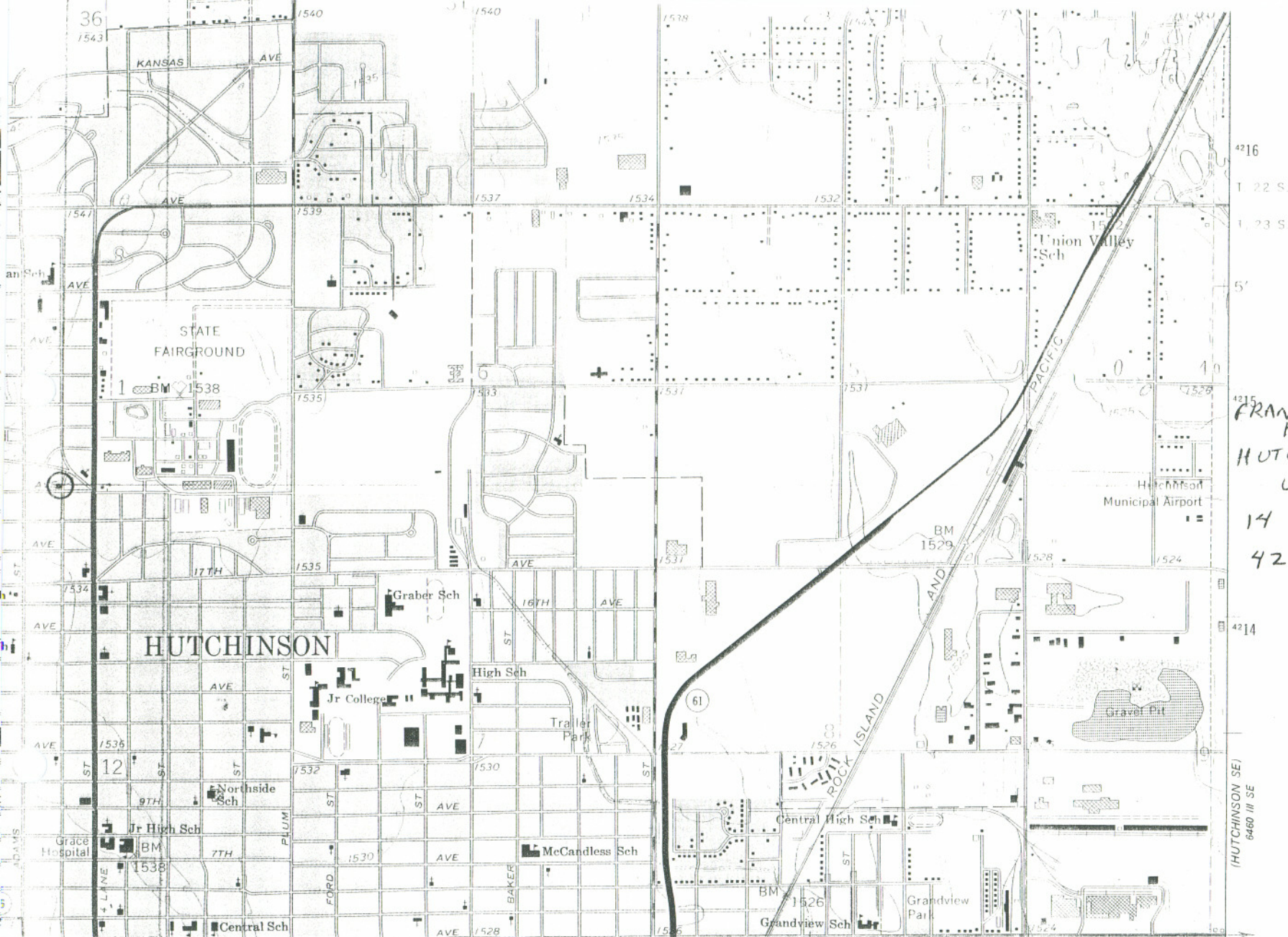
McAlester, Virginia and Lee. A Field Guide to American Houses. (New York: Knopf, 1984).

VERBAL BOUNDARY DESCRIPTION

The nominated property stands on Lots 17 and 18, Block 2, Hyde Park, Second Addition. The property is bounded to the south by West 20th Avenue, to the east by Washington Street, and to the north and west by adjacent property lines.

BOUNDARY JUSTIFICATION

The boundary includes the entire parcel that is historically associated with the property.



FRANK D. WOLCOTT
HOUSE -
HUTCHINSON QUAD
UTM Coordinates
14 593560
4214570